

Freestanding 2,680 SF Drive-Thru Restaurant AVAILABLE FOR LEASE

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REALTY



FOR
LEASE

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PROPERTY OVERVIEW

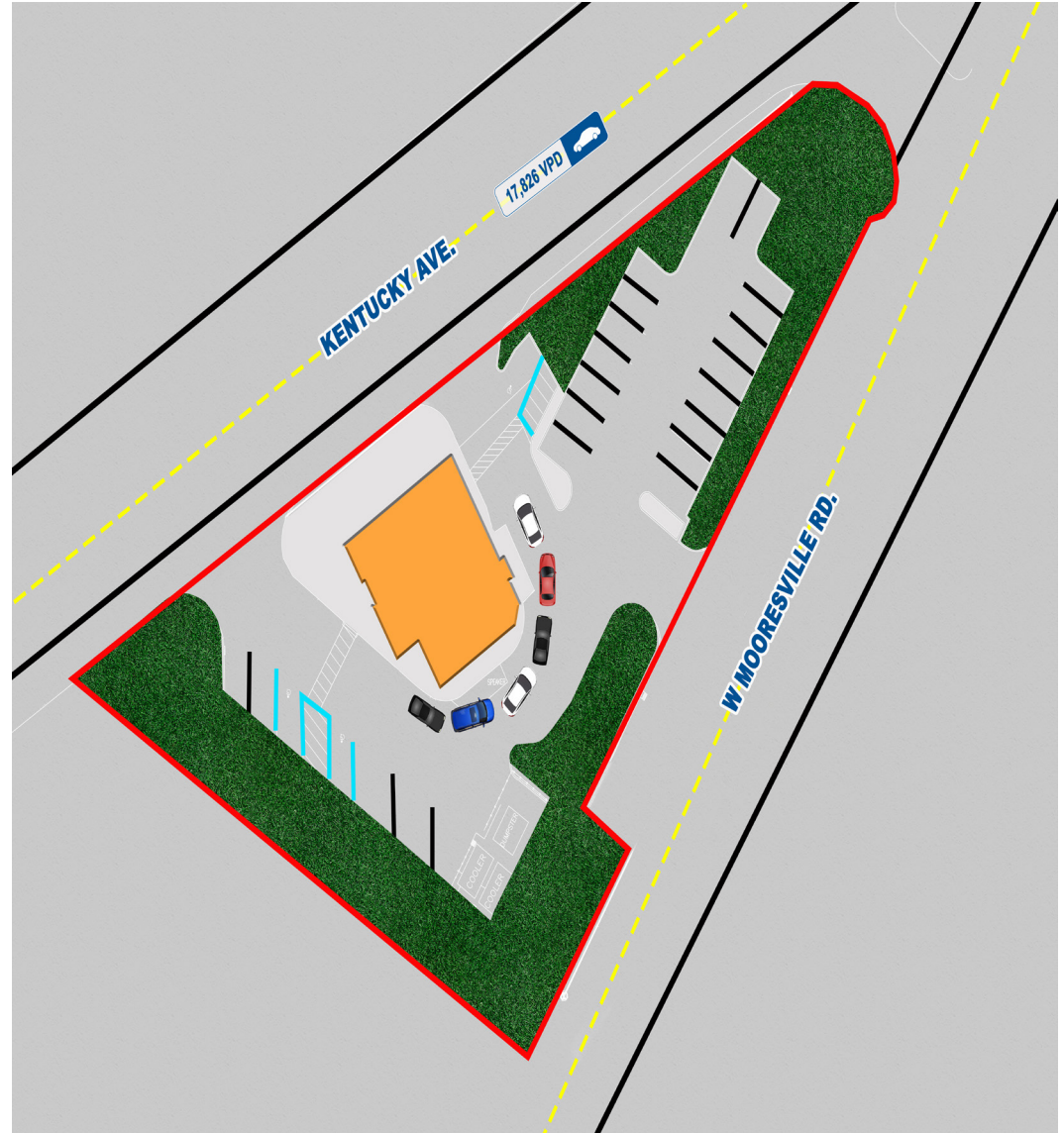
PROPERTY OVERVIEW:

- 2,680 SF freestanding restaurant
- Existing drive-thru
- +/- 0.75 acres
- +/- 26 parking spaces
- Large pylon sign
- Existing restaurant FF&E

PROPERTY HIGHLIGHTS:

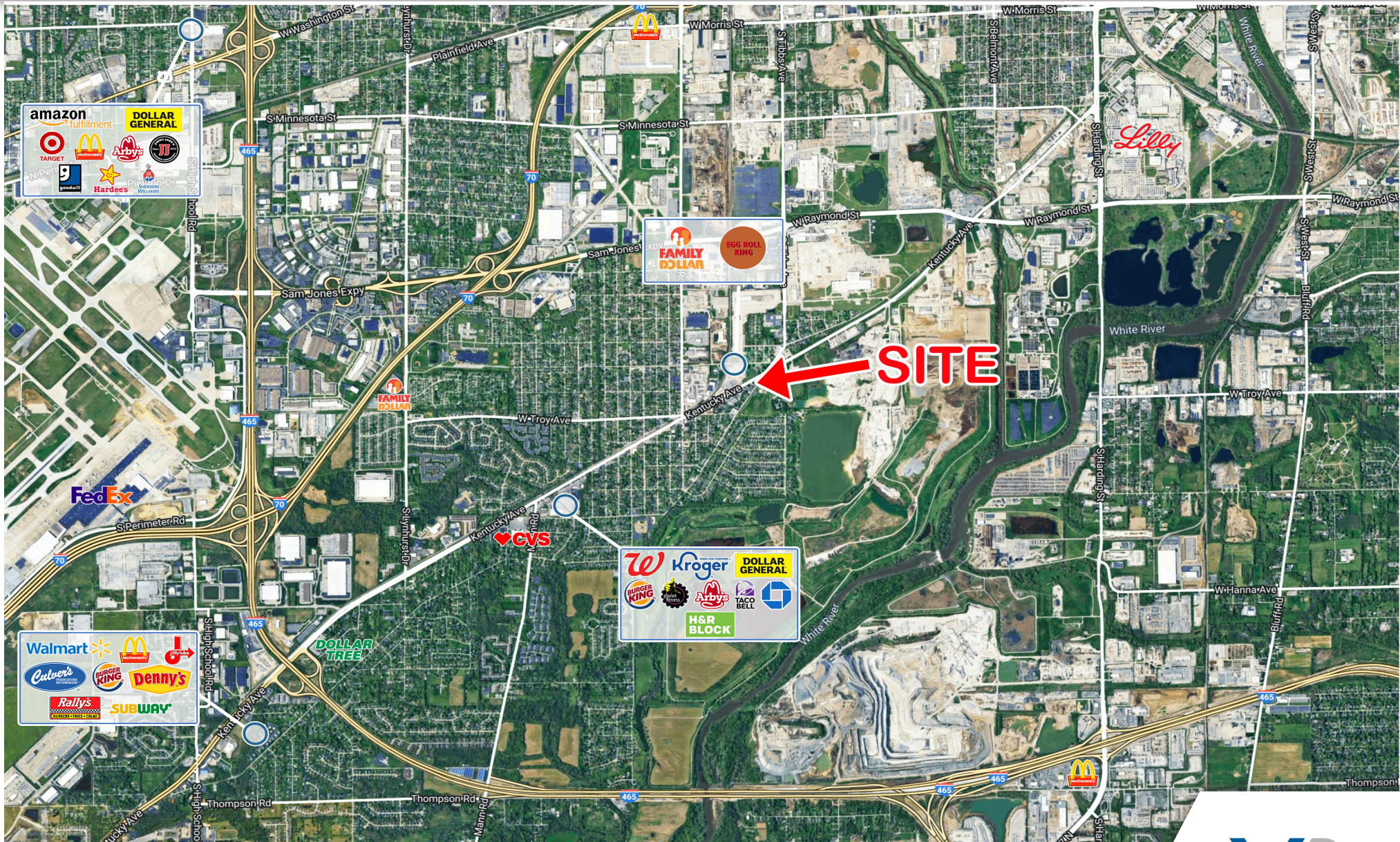
- Located at the stoplight of Kentucky Ave, Tibbs Ave, and Mooresville Rd
- Access points to both Kentucky Avenue & Mooresville Road
- Over 24,000 cars at intersection
- Located just northeast of I-465 and south of I-70
- Surrounded by various businesses nearby including Rolls Royce

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,324	36,806	177,249
Average HH Income:	\$52,656	\$67,383	\$80,814
Daytime Population:	4,432	36,909	208,468



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MARKET
AERIAL



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